

COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO



R. Joseph Emerson, Jr., AICP
Director of Planning
(804) 501-4602

October 8, 2022

Magan and Sons, LLC
c/o Nick Patel
931 South Avenue
Colonial Heights, VA 23834

The Site Design Company
c/o Christopher Thompson
268 High Street
Petersburg, VA 23803

RE: POD2021-00330
 POD2021-00524
 Element by Westin at Short Pump Town
 Center
 Plan of Development
 Construction Plan Review Comments II

Sir/Madame:

The Planning Department has completed its review of the above-referenced construction plans, received November 30, 2021 and September 21, 2022 and has the following comments:

1. General
2. Onsite easements need to be submitted for review and recorded prior to issuance of the CO. Please submit once construction plans are signed.
3. Confirm that all utility and mechanical, including HVAC units are shown on the plans and will be screened from view.
 - a. Screening for ground mounted units can be addressed with the landscape plan if requested.
4. Confirm if the existing joint access, maintenance etc., agreement between the mall and the other property owners etc., under DB3297 PG 1982 needs to be updated to reflect this new owner.
 - a. Thank you for confirming this.
5. C1.0
6. Amend the description for Outparcel 2 in the table. It is Towne Bank.
7. Amend the description for OL2 on the map, it is Towne Bank.
8. On the map, add the word "former" with the wording for Nordstrom.
9. C2.1
10. What is the appearance of the exterior fencing around the site? The appearance is critical and due to the high-profile site and project, will need to be reviewed. Please provide a typical diagram for it, including depiction of material(s), color, and dimensions.

11. C3.0
12. Provide striping to cross the private Town Center W. Boulevard towards the location of the offsite parking to meet the required parking requirements.
13. L1.0
14. Add the following to the notes section:
15. As per proffer #7. "Lights will be reduced to security level lighting following close of business."
 - a. If the intention is that the hotel will not close for business, then this note is not applicable.
 - b. Lights will have a zero-degree tilt.
16. Additional comments may be necessary pending comments from other agencies.

Once comments from all agencies are received, staff will be able to advise what the next steps are. Should you have any questions concerning the Planning comments or need additional information, please contact me at 804-501-5290 and gre31@henrico.us and I will reply as soon as possible.

Sincerely,



Anthony Greulich
County Planner